



MINUTES

Ordinary Council Meeting

Monday 14 April 2025
6:30 pm

Level 4 - Council Chambers
PHIVE
5 Parramatta Square, Parramatta

UNCONFIRMED

**Report of the Planning, Transport and Environment Committee held
on 24 March 2025**

(Report by the Coordinator Secretariat Services)

RESOLVED: Councillor Issa and Councillor Dr Greenwood

That the Planning, Transport and Environment Committee recommendations for Items PTE25-8 as detailed below be adopted by Council.

i. **PTE25-8 Consideration of a Letter of Offer for a draft Planning Agreement for land at 15 – 35 Carter Street, Lidcombe.**

(a) That Council note the land owner has submitted a Letter of Offer to Council seeking to engage in negotiation and drafting of a Planning Agreement (Table 1 and Attachment 1), seeking to provide local infrastructure to support a future development of land at 15-35 Carter Street, Lidcombe (Figure 1).

(b) That Council note that:

i. negotiation of a planning agreement requires a full quantity surveyors report provided by the applicant, peer reviewed and agreed by Council, to establish the value of individual work items, and that this has not yet been provided by the land owner. For this reason, Council will wholly or partly offset development contributions dependent on the agreed value of the works, and

ii. The applicant is to confirm that the planning agreement will include the design and construction of a temporary detention basin with water quality treatments within the main park bounds, and a final permanent detention basin with water quality treatments, within the main park bounds, to final functional requirements.

(c) That the CEO be delegated authority to secure the delivery of supporting infrastructure by:

i. Negotiating the draft Planning Agreement based on the terms outlined in part (a) and (b) of this resolution;

ii. Publicly exhibiting the draft Planning Agreement for a minimum period of 28 days;

iii. Reporting to Council the outcomes of the public exhibition.

Record of Voting:

For the Motion: Lord Mayor Councillor Zaiter, Councillor Chen, Councillor Darley, Councillor Ellard, Councillor Dr French, Councillor Dr Greenwood, Councillor Issa, Councillor Jeffrey, Deputy Lord Mayor Councillor MacLean, Councillor Ng, Councillor Pandey, Councillor Pillamarri, Councillor Dr Prociv and Councillor Raffoul (Unanimous)

PTE25-7 PTE25-7 Post Exhibition: Planning Proposal for the North-East Planning Investigation Area (NEPIA) and draft Development Control Plan (DCP) Amendments

(Report by the Team Leader Land Use Planning)

Note: Councillor Valjak disclosed a significant non-pecuniary interest in this Item.

MOTION: Councillor Ellard and Councillor Dr Greenwood

- (a) That Council approve for finalisation the following for the North-East Planning Investigation Area:
 - i. The Planning Proposal at Attachment 1 subject to the amendment proposed in a) (iii) below to seek the following changes to the Parramatta Local Environmental Plan 2023:
 - (1) Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.0:1.
 - (2) increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
 - ii. The supporting draft DCP amendments at Attachment 2.
 - iii. The controls for Site 7, 23-27 Harold Street be amended to decrease the FSR from 3.6:1 to 3:1 with a commensurate decrease in maximum building height from 40m to 34m.
- (b) That Council note the Parramatta Local Planning Panel's (LPP) advice to Council (refer to Attachment 3) is consistent with Council officers' recommendation in the report.
- (c) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal and draft DCP.
- (d) That the Department of Planning Housing and Infrastructure be advised of the Lord Mayoral Minute endorsed earlier this evening requesting a Traffic Study be undertaken for the Precinct by Transport for NSW and that DPHI be requested to consider the

findings of this study when considering any future proposals or applications for development in North Parramatta.

- (e) That all submission authors be advised of the request made by Council to the State Government for a detailed traffic study to be undertaken to address the traffic and parking issues concerns raised in their submissions.

Record of Voting:

For the Motion: Councillor Darley, Councillor Ellard, Councillor Dr French, Councillor Dr Greenwood, Deputy Lord Mayor Councillor MacLean, Councillor Ng and Councillor Dr Prociv

Against the Motion: Lord Mayor Councillor Zaiter, Councillor Chen, Councillor Issa, Councillor Jeffrey, Councillor Pandey, Councillor Pillamarri and Councillor Raffoul

On being put to the Meeting, voting on the item was seven (7) votes FOR and seven (7) votes AGAINST.

The Lord Mayor used his casting vote and voted AGAINST the Motion. Final voting on this Motion was seven (7) votes FOR and eight (8) votes AGAINST. The Motion was LOST.

RESOLVED: Councillor Issa and Councillor Pandey

- (a) That Council approve for finalisation the following for the North-East Planning Investigation Area:
 - i. The Planning Proposal at Attachment 1 that seeks the following changes to the Parramatta Local Environmental Plan 2023:
 - a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
 - b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
 - ii. The supporting draft DCP amendments at Attachment 2.
- (b) That Council note the Parramatta Local Planning Panel's (LPP) advice to Council (refer to Attachment 3) is consistent with Council officers' recommendation in the report.
- (c) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan

finalisation process relating to the Planning Proposal and draft DCP.

- (d) That the Department of Planning Housing and Infrastructure be advised of the Lord Mayoral Minute endorsed earlier this evening requesting a Traffic Study be undertaken for the Precinct by Transport for NSW and that DPHI be requested to consider the findings of this study when considering any future proposals or applications for development in North Parramatta.
- (e) That all submission authors be advised of the request made by Council to the State Government for a detailed traffic study to be undertaken to address the traffic and parking issues concerns raised in their submissions.

Record of Voting:

For the Motion: Lord Mayor Councillor Zaiter, Councillor Chen, Councillor Dr French, Councillor Issa, Councillor Jeffrey, Deputy Lord Mayor Councillor MacLean, Councillor Ng, Councillor Pandey, Councillor Pillamarri, Councillor Dr Prociv and Councillor Raffoul

Against the Motion: Councillor Darley, Councillor Ellard and Councillor Dr Greenwood

On being PUT to the meeting Voting on the Motion was eleven (11) votes FOR and three (3) votes AGAINST. The Motion was CARRIED.

Note: Councillor Valjak returned to the meeting at 8.36pm.

PTE25-9 Provision of a Multi-purpose Indoor Sport and Recreation Centre in Parramatta LGA
(Report by the City Strategy Manager)

RESOLVED: Councillor Pandey and Councillor Issa

- (a) That the CEO write to the Greater Sydney Parklands Authority seeking to commence discussions on the viability of using land adjoining the Parramatta Aquatic Centre, to construct an indoor sport and recreation facility.
- (b) That Councillors be advised of the outcome of these discussions.